

SPRINGBANK AREA STRUCTURE PLAN TERMS OF REFERENCE

1.0 Introduction

Springbank currently contains three Area Structure Plans (ASP): the Moddle ASP (adopted in 1998), the North Springbank ASP (adopted in 1999), and the Central Springbank ASP (adopted in 2001).

Springbank has seen continued growth since the adoption of the ASPs and several technical and municipal documents (i.e.: Master Stormwater Drainage Plan, the County Plan, etc.) have been approved.

The purpose of this review is to address continued development pressure and ensure consistency with other County documents. The existing ASPs were anticipated to be current from adoption to a ten year time period. The County should undertake regular reviews of the Plans in order to verify that Plan objectives and policies are current, effective, and consistent with other statutory plans.

Therefore, it is an appropriate time to review planning in Springbank. For the purpose of clarity and ease of Administration, the ASP areas may be amalgamated and one ASP produced for Springbank.

2.0 Goal

The goal of the Springbank ASP is to assess the current land use strategy in light of revised technical studies, community consultation, and growth projections.

Contributing to ASP policy and direction will be:

- a. community input;
- b. growth projections for the area and the County;
- c. the Assessment Base Diversification Policy (POL#197);
- d. updated technical studies;
- e. fiscal impact to the County;
- f. benefit to the community;
- g. compatibility and integration with the existing area development;
- h. market demand; and
- i. direction and intent of higher order municipal documents.

This statutory plan will be adopted as an Area Structure Plan in accordance with the Municipal Government Act Section 633. It is anticipated the ASP review will be completed in the first quarter of 2018.

3.0 Basic Assumptions and Circumstances

Since adoption of the ASPs, a number of basic assumptions and circumstances guiding the planning framework for the area have changed:

- The County Plan identifies Springbank as a country residential area. In addition, a regional business center and a highway business area, located near the Springbank Airport, have been identified within Springbank.
- The Springbank Context Study (completed by MPE) assessed existing technical documents in the Springbank area. The report concluded that a number of the technical documents needed to be reviewed and updated, including the Master Drainage Plan, and the Transportation Functional Study.

- The County Plan encourages alternative development forms in country residential areas. These forms are to retain rural character and reduce the overall development footprint on the landscape. The size of country residential ASPs are to be reconsidered if the ASP is extensive in size and the development potential is not being achieved.
- The Springbank Airport adopted a new master plan in 2009. The master plan contemplates an additional runway, which may impact potential land uses in the area.
- The 2012 Rocky View/Calgary Intermunicipal Development Plan identifies a residential growth corridor in Springbank.
- The newly developed fiscal impact model will provide increased detail on the fiscal impact of development in the area and the mix of development needed to attain fiscal sustainability.

4.0 Background

4.1 History

The three existing ASPs were adopted between 1998 and 2001. In 2008, the Harmony Conceptual Scheme was adopted and in 2012 the ASP was amended to facilitate the development of Bingham Crossing. The County Plan was approved in 2013 several months after the terms of reference for the ASP review was adopted.

4.2 Moddle ASP

The Moddle ASP (MASP) was adopted by Council in 1998. It addresses development on the SW 24-24-02 W05M, which is surrounded by the Central Springbank ASP (CSASP). The MASP (Figure 1) facilitated the redesignation and development of 152 acres of land into a country residential community that has been built out with the exception of a 17 acre parcel in the northwest.

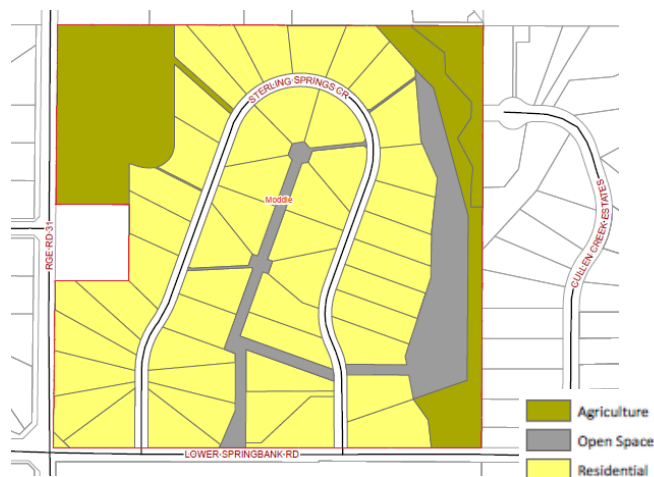


Figure 1: Moddle ASP - Land Use Strategy

4.3 North Springbank ASP

The North Springbank Area Structure Plan (NSASP) covers 4,350 acres and was adopted by Council in May 1999 after an extensive process of community consultation and input. The Plan boundaries, shown in Figure 2, extend as far as Rge. Rd. 32 to the east, Rge Rd 35 to the west, Twp. Rd. 251A to the north, and Twp. Rd. 245 to the south. The ASP's objectives are to: (1) maintain the agricultural usage of the plan area until the lands are developed with an alternate use; (2) preserve the future development potential of all lands within the area; and (3) maintain the country residential character of the greater Springbank area.

The NSASP has seen little development since adoption in 1999. There are currently 48 homes within the plan area, as well as institutional, agricultural, and commercial land uses. Under current policy there is a future potential for a total of 948 dwellings and approximately 1400 residents. The NSASP contains two adopted conceptual schemes, including Bingham Crossing, which was adopted in November 2012, and will facilitate the commercial development and a senior's community.

Policy 8.2 of the NSASP states that the County, in consultation with the community, should undertake regular reviews of the Plan in order to verify that its objectives and policies are current, effective, and consistent with other statutory plans that may be adopted from time to time.

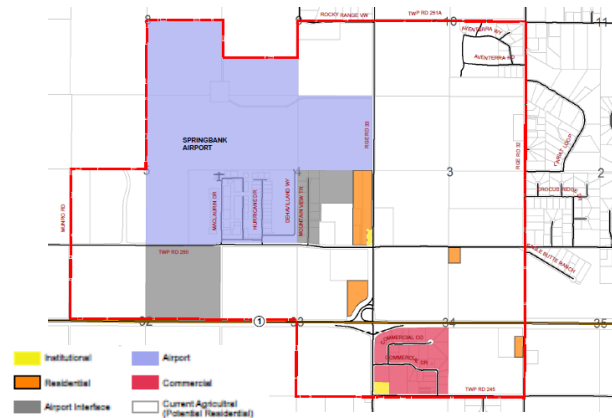


Figure 2: North Springbank ASP: Land Use Strategy

4.4 Central Springbank ASP

The Central Springbank ASP (CSASP) was adopted by Council in October 2001. The Plan is approximately 22,000 acres in size. The boundaries, shown in Figure 3, extend to the Bow River in the north, the Elbow River to the south, the city of Calgary to the east, and one mile west of Rge. Road 33 to the west. The TransCanada Highway bisects the Plan area, and Highway 8 touches its southeastern corner.

The philosophy for the CSASP is to: (1) plan for responsible and balanced growth; (2) create a harmonious integration of future subdivision, and development with existing land uses and developments; (3) minimize development impacts on the environment, particularly with respect to watershed issues; and (4) treat all landowners equitably. The Vision for the area is to offer a rural lifestyle that blends residential uses with its agricultural heritage.

Central Springbank has seen an average of 47 homes built per year since its adoption. There are currently 1,861 dwellings within the Plan area, and a potential for a total of 5,712. At the current rate of development, it will take 87 years for the plan area to build out and result in a population of approximately 29,000– 36,000 residents. The area contains 11 approved conceptual schemes, the majority of which are largely built out. However, the Springbank Creek Conceptual Scheme still has 354 un-built lots.

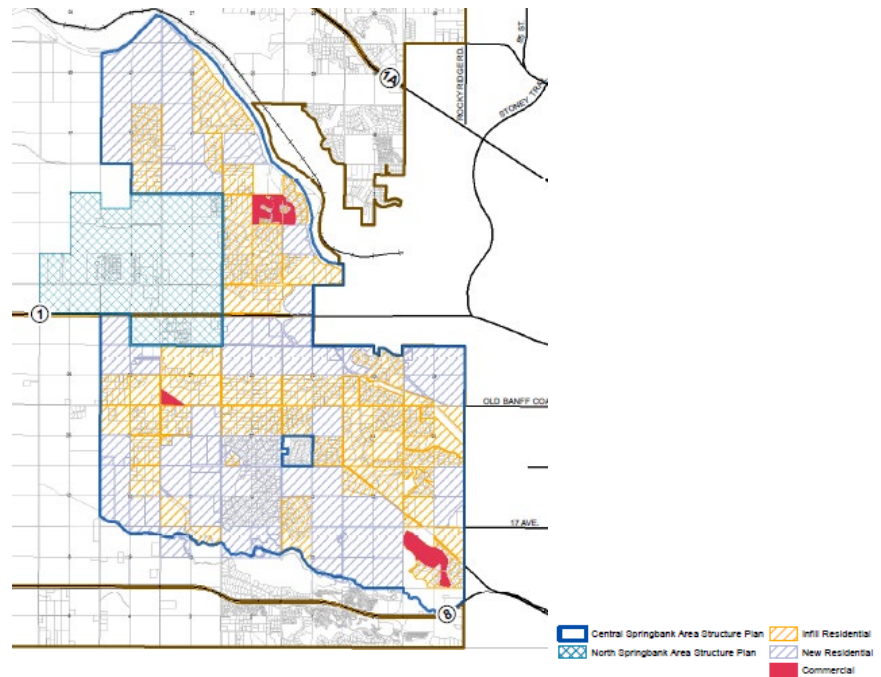


Figure 3: Central Springbank ASP Land Use Strategy

4.5 ASP Study Area

The study area, shown in Figure 4, encompasses the three (3) existing ASP areas. The final ASP area will be based on:

- growth direction;
- desired population;
- community consultation;
- physical constraints; and
- results and recommendations of technical studies.

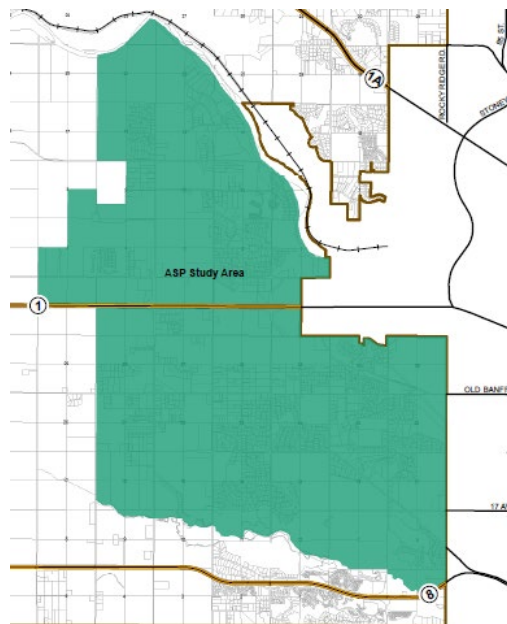


Figure 4: ASP Study Area

Amalgamating the ASPs allows for a comprehensive examination of the Springbank area, both in terms of technical studies and land use. The Springbank area has a strong sense of community, which lends itself well to having the ASPs reviewed and amalgamated into one document.

4.6 County Plan

The County Plan was adopted in 2013 and identifies three fundamental principles of growth for Rocky View County:

- Achieve a moderate level of growth, amounting to no more than 2.5 to 3 per cent of the region's population over the 10 to 12 year time frame;
- Direct the majority of residential growth to identified areas;
- Manage residential growth so that it conforms to the County's environmental, fiscal, and community goals, and so that the rural character of the County is retained.

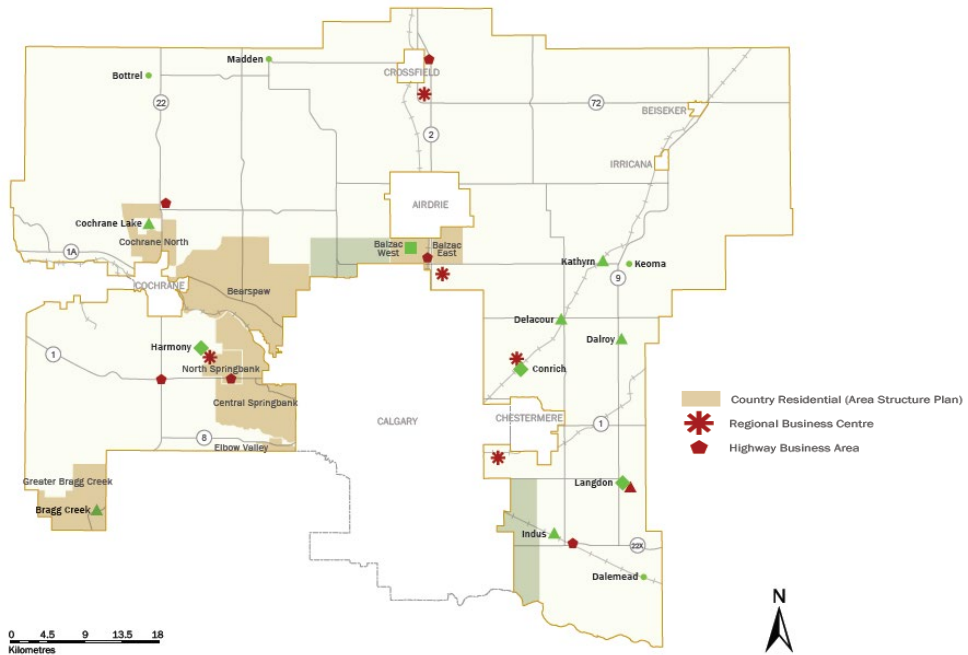
The Plan outlines the importance of setting priorities in order to achieve a moderate level of residential growth while maintaining fiscal sustainability. It identifies Springbank for country residential development (Map 1), as well as the development of a regional business center and highway business development area (Map 1). The Plan directs country residential areas within existing ASPs to develop in accordance with the policies identified in their Area Structure Plan (ASP); they must be technically sound, and conform to current technical servicing requirements, master servicing plans, and municipal policies. When a comprehensive ASP review occurs, consideration of compact country residential development as an alternative development form should be considered.

The Plan also recommends that communities and the County should consider reducing the overall area dedicated to traditional country residential development. Boundary changes to ASPs are to be examined through comprehensive ASP reviews undertaken by the County in consultation with the local community.

Within Springbank, a regional business center and highway business area are also identified (Map 1). Regional business centers are proposed as the primary areas of commercial, office and/or industrial development within Rocky View. A regional Business Center is identified at the Springbank Airport to service airport-related commercial growth; this business center will complement the business campus proposed as part of the Harmony hamlet. The goals of the regional business centres are to:

- a. provide regional and national business services;
- b. provide regional and local employment opportunities; and
- c. contribute to optimally balancing the residential and business assessment base.

The Plan identifies a highway business development area at Hwy 1 and Rge Rd 33. This area is to provide for destination commercial service to the traveling public, local business services, local employment, and small business opportunities while contributing to optimally balancing the residential and business assessment base. The goal of business development in the County is to provide jobs and strengthen the County's fiscal balance.



Map 1: County Plan: Managing Growth

4.7 Rocky View/Calgary Intermunicipal Development Plan

The Rocky View County/City of Calgary Intermunicipal Development Plan (Rocky View County Bylaw C-7078-2011 - 2012 February 28; City of Calgary Bylaw 14P2011 - 2012 January 9) establishes an area of mutual interest including lands in the eastern portion of the study area. The intent of the IDP is to minimize land use conflicts across municipal borders, provide opportunities for collaboration and communication, and outline processes for the resolution of issues that may arise within the IDP Area, as shown in Figure 8.

The IDP establishes this area as a residential growth corridor for Rocky View, and identifies Section 2-24-02-05 as a Key Focus Area within the Study Area. These are two items that will be considered through the ASP process.

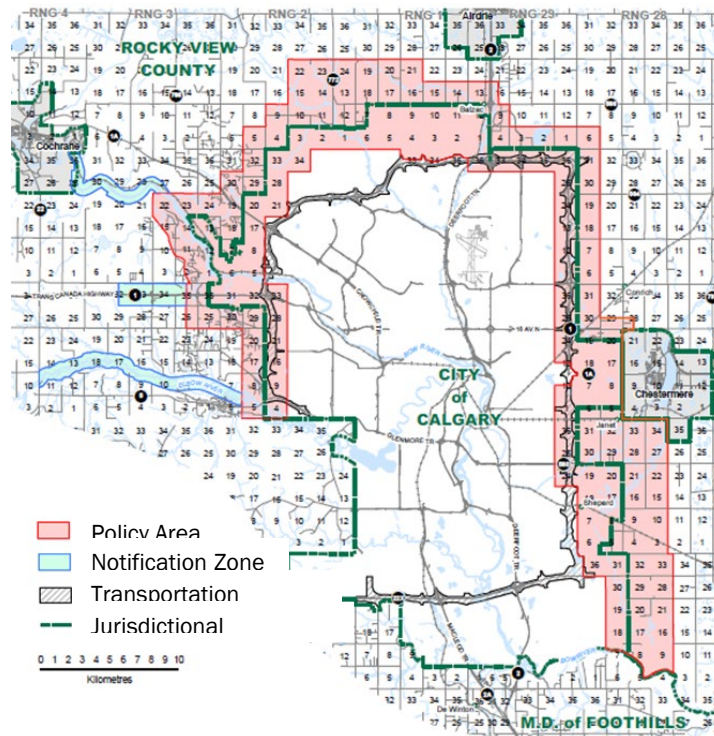


Figure 8: RVC/ Calgary IDP Area of Mutual Interest

5.0 Envisioned ASP Amendments, To Date

Mapping amendments, which will:

- amalgamate all three ASP areas into one; and
- reflect results of new technical studies.

Policy revisions in the plan to:

- confirm and update the community's vision for Springbank;
- align policies with higher order policy and guiding documents adopted since 1998;
- re-evaluate the land use scenario to promote a balance between residential and non-residential land uses;
- update technical policies to reflect new and revised studies; and
- address policy gaps in the existing ASPs identified by Administration and the public.

6.0 Plan Goals

The ASP review should take into account a number of goals:

- Intent to develop Springbank as a distinct and attractive country residential community, with safe, neighbourhoods and thriving business areas in appropriate locations;
- Be supported by growth projections, desired growth size and limitations of servicing;
- Achieve a logical extension of growth patterns, including vehicular and pedestrian transportation infrastructure;
- Explore appropriate methods to infill existing growth;
- Explore the use of alternate forms of development, such as compact and/or conservation designed country residential communities;

- f. Demonstrate sensitivity and respect for key environmental and natural features;
- g. Allow the County the ability to achieve rational growth directions, cost effective utilization of resources, and fiscal accountability;
- h. Achieve effective public consultation in a fair, open, considerate and equitable manner;
- i. Alignment with other County planning documents; and
- j. Other achievable goals identified by the public.

7.0 Plan Objectives

The objectives for the ASP review should be achievable, based on existing studies and additional work:

Land Use:

- a. To develop a land use strategy;
- b. To establish a development sequence for future subdivision and development of lands; and
- c. To determine appropriate integration and transition policies for adjacent land uses and municipalities;

Servicing:

- d. To identify land carrying capacities and servicing options that may be available for existing and future development;
- e. To identify current and planned transportation infrastructure under both Provincial and County jurisdiction, to determine future transportation needs and opportunities;
- f. To identify possible pedestrian linkages to ensure the development of a cohesive community; and
- g. To identify other required physical services;

Physical Environment:

- h. To identify key environmental and natural features within the Plan area and suggest methods to uphold their form and function; and
- i. To identify physical constraints to future development that may limit connectivity of land uses, such as wetlands found within the study area;

Local Amenities:

- j. To identify desired and achievable amenities; and
- k. To determine population thresholds needed to provide various soft services such as parks, and outdoor recreation areas;

Business Services:

- l. Further explore the development of business areas identified in the County Plan with reference to the Commercial Demand Analysis;

ASP Boundary and Phasing

- m. To arrive at a boundary for the ASP that takes into account a foreseeable time horizon, based on growth projections, with sound assumptions, and a mechanism for reviewing those assumptions;
- n. To explore phasing in conjunction with a review of the boundary of the ASP to accommodate growth projections, and to implement an appropriate mechanisms for phasing growth;
- o. To describe the existing development within the study area and adjacent lands, to discover where development opportunities and constraints may exist; and
- p. To determine the fiscal impact of the proposed land uses;

Other

- q. To establish a framework for monitoring the long-term effectiveness of the Plan; and

- r. Meet the intent and direction of the Municipal Development Plan (County Plan).

8.0 Enabling Legislation

The *Municipal Government Act (MGA), Statutes of Alberta, 2000, Chapter M-26, as amended*, enables Council to adopt an Area Structure Plan for the purpose of establishing a framework to guide subsequent subdivision and development within a defined area. In accordance with the MGA, the Springbank Area Structure Plan must describe, provide notification and be consistent with the Act.

8.1 Municipal Development Plan

Rocky View’s Municipal Development Plan (the County Plan) was adopted by Council in October 1, 2013. In accordance with the, the Springbank Area Structure Plan must describe and consider matters as detailed in the document.

9.0 Work Program

The Work Program is anticipated to occur in four phases.



9.1 Phase 1 – Project Initiation and Background Analysis

In this phase of the project technical studies will be conducted while the project initiation and background analysis takes place:

- Confirm goals and objectives of the project and update terms of reference;
- Conduct technical studies including, but not limited to, an updated Water System Master Plan, an updated Wastewater System Master Plan, and, an updated a Transportation Master Plan;
- Review completed Master Drainage Plan (including one sub-basin study (Springbank Creek) and the Commercial Demand Analysis;
- Develop a community consultation and engagement strategy;
- Create a work plan and budget to guide overall project management; and

- f. Create a Background Report to inform the review of the Area Structure Plan. The timing of the public release of the report will be in accordance with the public engagement strategy.

Phase 1 - Deliverables:

- Draft technical studies;
- Community engagement and consultation strategy;
- ASP budget;
- Work plan;
- Identification of planning issues; and
- Background report.

9.2 Phase 2 – Public Consultation and Plan Writing

This phase marks the official public launch of the project. It begins with public engagement and finishes with the writing of a draft plan. Public engagement will be as per the engagement plan.

The preparation of the draft area structure plan integrates the community’s vision for Springbank, with:

- the goals and objectives identified in the Terms of Reference;
- results of the technical studies;
- other relevant planning documents; and
- the County Plan.

Phase 2 – Deliverables:

- A report on community consultation process and findings; and
- A draft of the revised Area Structure Plan.

9.3 Phase 3 – Draft Area Structure Plan Release

This phase of the project is the release of the draft ASP with an opportunity for public and agency review. Upon completion of the external review, the Plan will be amended as required.

Phase 3 – Deliverables:

- Final version of the Springbank Area Structure Plan;
- Release of the ASP (final - proposed); and
- Circulation of the ASP to agencies.

9.4 Phase 4 – Area Structure Plan (Public Hearing)

This phase of the project is the public hearing and consideration of the proposed ASP. It is anticipated the ASP review will be completed in the first quarter of 2018.

9.5 Phase 5 – Plan Refinement

Following refusal of the North and South Springbank ASPs by the Calgary Metropolitan Region Board on July 23, 2021, Council directs Administration to undertake further work to refine current draft Plans and engage relevant stakeholders, prior to returning to Council for a public hearing spring 2022. The revisions to be considered include:

- ensuring that the draft Plan(s) are in alignment with regional and municipal statutory and non-statutory plans;
- reverting to a single proposed area structure plan, replacing the two draft ASPs currently proposed;

- reviewing the amendments made by Council previously following closure of the public hearings held on February 16, 2021 against statutory plan requirements and community input; and
- insertion of policies and land use strategy amendments that could reduce intermunicipal conflict and address landowner concerns.

Stakeholder and community engagement shall seek feedback on the above matters and methods of engagement should include:

- a Council workshop;
- community engagement, seeking feedback on proposed revisions (online or in-person); and
- intermunicipal and agency collaboration.

10.0 Conclusion

Springbank is identified in current municipal documents as a country residential area with business development occurring in strategic locations. This review will ensure the ASP maintains consistency with higher order municipal policy, and that the area is prepared to accommodate future growth.